

**Silver Spring
Transportation Management District
Advisory Committee
June 13, 2013**

2

Abbreviations

JARC = Job Access Reverse Commute

M-NCPPC = Maryland-National Capital Park and Planning Commission

UT = United Therapeutics

Item 1, 2 & 3 – Introductions/Minutes/Chair Comments: Members and guests introduced themselves. April and May meeting minutes were tabled until after the United Therapeutics presentation.

Co-Chair **Andy Wexler** announced that he was leaving the Committee due to a move out of the Silver Spring TMD.

Mr. Wexler announced that Item 5 on the agenda – the proposed DC Commuter bus tax – was now a moot point due to a just-published news article included in the meeting packet indicating that the law will not pass the full Council. Committee discussion/action on Item 5 was tabled.

Ms. Mazo announced that there will be a June 25th public forum in Silver Spring on the County’s Bikeshare plan. The meeting will be at 7 PM at Silver Spring Fire Station 1, 8131 Georgia Avenue, 3rd floor.

Ms. Mazo introduced the United Therapeutics team.

Item 4 – Presentation, United Therapeutics Development: **Bill Kominers** from Lerch Early & Brewer, representing United Therapeutics (UT), presented the 3rd phase of the world headquarters campus construction. The site will be located at the Garage 21 site on Spring Street. **Mr. Kominers** said that as a gateway to Silver Spring, the site will offer a unique, identifiable design.

Avi Halpert explained that UT began in 1996 in a 12,000 sq. ft. medical building on Spring Street, employing 10 people; the building was razed in 2010. The company founder, **Dr. Martine Rothblatt**, started UT to save her daughter from pulmonary hypertension, an artery constricting condition in the lungs causing fatal overexertion of the heart pumping ability. There is currently no cure for the condition, only treatment by transplant or pharmaceuticals. The vision of UT is to products to address the medical needs of patients with chronic and life-threatening conditions. Today the company has grown to 200 employees in Silver Spring (638 worldwide). The new building is being constructed to keep up with growth. **Mr. Halpert** explained a few of the environmental features of the new building:

- “Net Zero” energy profile that will offset energy usage with geothermal and solar power
- Operational windows- the ability to open and close windows for maximum air flow
- Going beyond the 40 percent LEED efficiency in the construction process

Jared Loos of EwingCole Architects said that his company is a national architectural firm of 330 employees specializing in environmentally sustainable healthcare facilities. EwingCole has been working with UT for the past three years and has just completed building Phase 2 of the project, which has public spaces and a biowall composed of living plants, creating an engaging environment.

Mr. Loos described Phase 3 of construction starting with the atrium section of the building which, at certain times, is open to the public. The atrium has 3 open floors providing interaction space, a juice bar and living

biowall. He explained UT's purpose in using net zero construction is to create enough energy internally using solar and geothermal at peak usage times to offset the overall energy profile. Energy usage will vary throughout the day. There are several innovative design features that will contribute to the energy reduction:

- Shape of building allows for natural air convection, drawing air from the bottom to the top
- Solar panels facing southern light –set back from surrounding buildings to obtain more natural light
- Pool at the base of the atrium will be used as a temperature regulator and geothermal heat sink
- On grade parking semi-wrapped by the building to better serve the net zero function
- Street access to retail entrances on Spring Street and Colesville Road – retailers will also operate under the net zero concept, and it will be written into the leases
- Public education about net zero will be available in public plaza area

There was discussion about how the new construction and additional retail will activate the streetscape, encouraging pedestrian activity in the area. Other aspects of the UT building discussed:

- UT employee parking – 28 percent of employees currently use alternative modes of transit
- Open office spaces
- Virtual labs that are computer simulated
- Leaning design of building as it extends upwards
- Solar panels on south face provide additional shade
- A landscaped roof
- Building has only 120,000 square feet of usable space so it can be net zero supported

Mr. Halpert explained that the main goal of UT was to saving lives and the environment, not to be overly concerned about the cost of building construction. He said some developers are claiming to be net zero but are buying energy offsets.

The Committee discussed the streetscape design and pedestrian amenities and safety:

- Open spaces in and around the building engage the public with interactive displays
- Landscaping to soften the space edges around the building and create an inviting atmosphere for pedestrians
- Retail entrances on Colesville Road will be slightly below street level and accessed by stairs and ramps
- The streetscape will be will lit at night

There was discussion regarding parking and vehicle access. Employee parking will be screened, with vehicles entering and exiting from Spring Street. Current Cameron Street access will be closed off.

Mr. Loose explained that the thermal pool will not be heated but used as a heat sink for the building. When cooling the building, the pool will absorb heat; and heat will be drawn out of the pool to warm the building. In addition to the pool there will be a geothermal system which will draw heat out of the ground if colder than 53 degrees to warm the building. The pool will have a depth of around 20 feet to create enough thermal mass.

Currently there are two preliminary plans in process at the Maryland-National Capital Park and Planning Commission (M-NCPPC) which will go to the Planning Board some time in September. Next will be the site plan process. There will be a need to settle property ownership before construction can begin. The planning process is expected to be complete by April 2015 with an 18-20 month construction period.

It was explained that there will not be a bikeshare on the property; however, there will be biking facilities such as showers and bike lockers. There will also be electrical charging stations and other alternative transit options.

The Committee further discussed how the visionary approach to UT construction will transform the Silver Spring central business district by enhancing pedestrian activity.

VOTE: The Committee voted to approve April and May meeting minutes.

Item 5 –Elections: **Mr. Wexler** was presented with a certificate of appreciation from the County Executive for his seven years of service. Members joined together to thank **Mr. Wexler** for his service to the Committee and residents of Silver Spring. **Samantha Mazo** will continue as Chair for FY14. **Jim Bunch** was elected Vice Chair.

Item 6 – Updates: **Sandra Brecher** announced the following:

- Bike to Work Day (May 17) was a success, with more than 14,000 regional participants
- Contract signed with Alta Bicycle Share; expecting late summer installation of stations
- Bikeshare community meetings on June 24th, 25th and 26th at the BCC Regional Center, The Urban District Office (Silver Spring Georgia Avenue Firehouse), Rockville-Executive Office Building / all meetings start at 7 PM.
- **Ann Root** is the new Bikeshare Program Manager for the County (240-777-7192 | ann.root@montgomerycountymd.gov)
- There is proposed legislation in Congress to keep transit benefits at \$245

Ms. Brecher explained that under the Job Access Reverse Commute grant (JARC), a grant providing bikeshare transportation assistance to low income residents in Montgomery County, bike helmets can be purchased for \$16. For low income qualified participants, there is no charge.

Residents who are new subscribers are urged to not sign up for bikeshare until Montgomery County membership is officially open. This allows the membership revenue to remain in the Montgomery County bikeshare program and not be divided between the existing jurisdictions that currently have bikeshare. The County is working to incorporate biking infrastructure during remodeling construction such as repaving. The County is also working with a consultant to locate optimal locations for bike lanes.

More information on the County's bikeshare program is available on the web:
<http://www.montgomerycountymd.gov/bikeshare>.

Item 7 – Around the Room: **Michael Price** asked for an update regarding transit center construction progress and the surrounding Interim Operating Site. **Mr. Carlson** said because of pending litigation not much is currently being discussed. **David Dise** held a major community presentation to Silver Spring advisory committee chairs regarding the center. **Mr. Price** said there needs to be continuing support to manage traffic congestion occurring during the evening rush hour. He said employees have difficulty exiting the Discovery Building due to pedestrians crossing against the light and buses blocking the intersection where Discovery employees are trying to turn out. **Ms. Brecher** said she would follow up and **Reemberto Rodriquez** also asked that issues be forwarded to him as well.

Mr. Carlson said he is working on finding a replacement for **Sgt. Tom Harmon**.

Mr. Rodriquez announced that the Ethiopian Sports Federation will be staying in Silver Spring during the July 4th weekend. Tournaments will be held at the University of Maryland.

Adjourned

Next Meeting July 11, 2013

**Silver Spring Transportation Management District Advisory Committee Attendance Sheet
June 13, 2013**

Voting Members (12)			
Name	Affiliation	Present	Absent
Chamber Members (3)			
Arnetta Haines	Social and Scientific Systems	X	
Michael Meszaros	Digital Industry, Inc.		X
Samantha Mazo / Co-chair	Linowes and Blocher LLP	X	
Citizens Advisory Board Members (3)			
Jim Bunch	Kemp Mill, Four Corners, East SS	X	
Phil Olivetti	North & West Sector Plan Area	X	
Andrew Wexler / Co-chair	CBD Resident	X	
Employers less than 50 employees (3)			
Vacant			
Everton Latty	iDeal Decisions, Inc.	X	
Valerie Spencer	MayaTech	X	
Employers with 50 or more employees (3)			
G. Michael Price	Discovery Communications	X	
Molly King	The Blairs	X	
Vacant			
Non-Voting Members (3)			
Sandra Brecher, DOT Transit Services	DOT Director or Designee	X	
Matthew Folden	M-NCPPC	X	
Reemberto Rodriguez	Silver Spring Regional Center	X	
Vacant	Montgomery County Police		
Staff			
Nakengi Byrd	DOT, Commuter Services	X	
Jim Carlson	DOT, Commuter Services	X	
Guests			
Kyle Haas	CBD Resident	X	
Avi Halpert	United Therapeutics	X	
Thomas Kaufman	United Therapeutics	X	
Bill Kominers	Lerch Early & Brewer	X	
Ed Murn	WRIT	X	
Jared Loos	EwingCole Architects	X	
Yuri Van Mierlo	United Therapeutics	X	